

# CITY OF TROY REASSESSMENT UPDATE NEWSLETTER

## Data Collection Finishes Up in Troy

The data collection process began mid-October 2010 with experienced data collectors. The collection route started in the Lansingburg



area and progressed in a southerly direction through the North Central area, then on through the Beman Park/Sycaway area.

GAR data collectors are currently working in the South Troy area where they will finish the residential data collection phase of the project in October.

- ◆ Property owners responded appropriately to door hangers which were left at the time of property inspections where no one was home.
- ◆ GAR made use of satellite imagery to validate inventory where property access was denied.

- ◆ Satellite imagery was also used during field preparation to assist data collectors with the collection process as a whole.
- ◆ Commercial data collection began in May 2011, and will continue into 2012.
- ◆ To date, GAR has collected 98% of the City's residential properties.

### Did You Know:

- > The last full reassessment in the City of Troy was prior to 1975
- > The current equalization rate in the City is 13.8% - this represents one of the lowest in the state
- > There are 13,738 active parcels in the town.

Residential = 12,832

Commercial = 906

## What Property Owners Can Expect Next

As the data collection phase of the Project winds down, property owners will receive a Property Inventory Survey from GAR Associates, Inc. If the information listed on the survey is correct, no further action would be required. If changes are necessary, GAR would ask property owners to correct the survey and mail it back to them for further review.

- ◆ Residential property owners north of Hoosick Street will receive their Property Inventory Survey October 2011.
- ◆ Property owners south of Hoosick Street will receive their Property Inventory Survey during the winter of 2012.

As the Project progresses through the spring of 2012, GAR will initiate its Sales Verification and Valuation Process. This process will continue through the fall of 2012 and will require additional work in the field. Property owners will receive their new preliminary assessed values February/March 2013.

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[www.troyny.gov](http://www.troyny.gov)

## Notes from the Assessor:

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The assessment department is maintaining an active role in the reassessment project. As the data collection phase ends, my staff will continue to work closely with GAR. I am in close communication with Project Managers and actively involved with data verification. My staff and I will continue to monitor GAR through the valuation process to ensure equity with the new assessed values.

In preparation for the pending valuation procedure, if property owners have two or more contiguous properties and are interested in merging the properties into one, please contact the Assessor's Office for merger information. My staff and I are available to answer any questions or concerns property owners may have concerning assessments, mergers, exemptions or the reassessment project. Please call 279-7126 Monday through Friday between the hours of 8:30am and 4:30pm.

Additionally, GAR Associates, contractor, remains a resource for any questions and/or concerns regarding the project as well and may be contacted at 1-866-910-1776.

Feel free to contact us with a question or concern. We are here to help.

GAR Associates, Inc.  
in conjunction with the City of  
Troy Assessor's Office



**GAR Associates,  
Inc.**

### Project Schedule

#### October 2010 to November 2011

- Data Collection

#### April 2012 to October 2012

- Valuation of Property

#### February 2013

- Reassessment Notices mailed to all property owners
- Informal Reviews—Through March 2013

#### May 28, 2013

- Grievance Day

#### July 1, 2013

- Values are Finalized

